



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



3700/21

91

Certificate No.	: IN-UP28354647227696T
Certificate Issued Date	: 29-Jan-2021 03:32 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0148469944843137T
Purchased by	: NEPTUNE INFRACON PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: LAND KHASRA NO.293 SA, SITUATED AT VILLAGE-JAIRKHERA, PARGANA-BIJNORE, TEHSIL-SAROJINI NAGAR, LKO.
Consideration Price (Rs.)	:
First Party	: BABU LAL
Second Party	: NEPTUNE INFRACON PRIVATE LIMITED
Stamp Duty Paid By	: NEPTUNE INFRACON PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 56,000 (Fifty Six Thousand only)



बाबु लाल

.....Please write or type below this line.....



RS 0003559822

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





BHULEKH
Uttar Pradesh

खता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : बैरी खेडा	परगना : (बिजनौर)	तहसील : सरोजनी नगर	जनपद : लखनऊ	फसली वर्ष : 1428-1433	भाग : 1	खता संख्या : 00445
खतेदार का नाम / भिता परत संस्कार का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	अदेश	टिप्पणी		
श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधरो केअधिकार में हो।						
रामपाल / जगन्नाथ / नि. ग्राम	293स	0.5060				
बाबूलाल / जगन्नाथ / नि. ग्राम						
राजेश कुमार / सूरजपाल / नि. ग्राम						
बंशी लाल / सूरजपाल / नि. ग्राम						
प्रवीन कुमार / सूरजपाल / नि. ग्राम						
दीपक / सूरजपाल / नि. ग्राम						
इन्दलजीत / सूरजपाल / नि. ग्राम						
शिव देवी / सूरजपाल / नि. ग्राम						
योग	1	0.5060				

कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के बाद ग्रस्त/विक्रय/पुनर्वसा) हेतु खसरा संख्या पर चिह्नित करें

Disclaimer: उक्त ऑनकडे मात्र अवलोकनार्थ है, उक्त विवरण अधतन है, तहसील कम्प्यूटर केन्द्र एवम सी. एस. सी.लोकवाणी केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।
Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.



12/1/2021





भारत सरकार
GOVERNMENT OF INDIA



सुशील दत्त मिश्रा
Sushil Dutt Mishra
जन्म तिथि/ DOB: 25/07/1973
पुरुष / MALE



9913 8550 5560

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O केदार नाथ मिश्रा, ए.
78/1-169, राय बरेली मार्ग,
अम्बेडकर युनियर्सिटी के
फोन, ओमसे शहर, लखनऊ,
लखनऊ,
उत्तर प्रदेश - 228025

Address:
S/O Kedar Nath Mishra, A-78/1-169,
Raj Baroli Road, Near Ambekar
University, Omase City, Lucknow,
Lucknow,
Uttar Pradesh - 228025



9913 8550 5560

1947
1800 300 1947

help@uidai.gov.in

www.
www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Form No 60 Details

1 First Name : * Middle Name : Surname :
 2 Date of Birth/Incorporation of declarant : *
 3 Father's Name (in case of individual)
 3 First Name : * Middle Name : Surname :
 4 Flat/Room No : 5 Floor No :
 6 Name of premises : 7 Block Name/No :
 8 Road/Street/Lane : 9 Area/Locality :
 10 Town/City : * 11 District : * 12 State : *
 13 Pin Code : * 14 Telephone Number (with STD code) : 15 Mobile Number : *
 16 Amount of transaction (Rs) 17 Date of transaction : * 18 In case of transaction in joint names, number of persons involved in the transaction :
 0
 19 Mode of transaction : * 20 Aadhaar Number issued by UIDAI (if available) :

If applied for PAN and it is not yet generated enter date of application and acknowledgement number :
 21 Application date : Acknowledgement number :
 If PAN not applied, fill estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) for the financial year in which the above transaction is held
 22 a) Agricultural income (Rs) : b) Other than agricultural income (Rs) :
 0 0
 Details of document being produced in support of identify in Column 1
 23 Document type : * Document identification number : * Name and address of authority issuing the document : *
 Details of document being produced in support of address in Column 4 to 13
 24 Document type : * Document identification number : * Name and address of authority issuing the document : *

Verification

I, Bikulal do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which Verified today, the 30/01/2021 day of Jan 20 21.

Place : Muz

(Signature of declarant)

Note:

1. Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income-tax Act, 1961 and on conviction be punishable,
 (i) in a case where tax sought to be evaded exceeds twenty-five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
 (ii) in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine.

Note : Please upload scan copy after signature.

भारत सरकार
Government of India

बाबू लाल
Babu Lal
जन्म तिथि / DOB : 18/06/1980
पुरुष / Male

4550 6970 1424

आधार - आम आदमी का अधिकार



बाबू लाल

6391394747

आधार
Unique Identification Authority of India

पता:
संबोधित: जगन्नाथ, सोहावा,
जैतीखेड़ा, लखनऊ, जैतीखेड़ा, उत्तर
प्रदेश, 227305

Address:
S/O: Jagannath, Sohawa,
Jaitikhera, Lucknow, Jaitikhera,
Uttar Pradesh, 227305

4550 6970 1424

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India

श्री नारायण
Shri Narayan
जन्म तिथि / DOB : 01/01/1970
पुरुष / Male

5678 1299 8426

आधार - आम आदमी का अधिकार



श्री नारायण

Card No. 7380 881771

भारत सरकार
Unique Identification Authority of India

पता:
संबंधित: हिरान, रातोली, जैतीखेड़ा,
जैतीखेड़ा, लखनऊ, उत्तर प्रदेश,
227305

Address:
S/O: Hiran, ratoli, Jaitikhera,
Jaitikhera, Lucknow, Uttar
Pradesh, 227305

5678 1299 8426

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



 भारत सरकार
GOVERNMENT OF INDIA

 मोहित भट्टिया
Mohit Bhatia
जन्म तिथि/ DOB: 29/08/1982
पुंर / MALE

7297 3796 1834

आधार - आम आदमी का अधिकार



Mohit
0522-4039999

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O वेद प्रकाश भट्टिया,
१११/३११, अशोक नगर,
कन्नपुर, कन्नपुर जिला,
उत्तर प्रदेश - 208012

Address:
S/O Ved Prakash Bhatia, 111/311,
ASHOK NAGAR, KANPUR, Kannpur
Nagar,
Uttar Pradesh - 208012



1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



SALE DEED

Nature of Land	Agriculture
Pargana	Bijnore
Village	Jaitikhera
Details of Property	Land Khasra 293sa area 0.031 Hectare out of total area 0.5060 Hectare situated at Village - Jaitikhera, Pargana- Bijnore, Tehsil- Sarojini Nagar, Lucknow.
Unit of Measurement	In Hectare
Area of the Property	0.031 Hectare
Road	Not situated at any segment road
Type of Property	Agriculture
Consideration	Rs. 7,96,500/-
Valuation	Rs. 93,000/-
Stamp Duty	Rs. 56,000/-
Seller (1)	
Name of the Seller-	Mr. Babu Lal son of Mr. Jagannath resident of- Village Jaitikheda, Sarojini Nagar, District- Lucknow.
Purchaser (1)	
Name of the Purchaser-	Neptune Infracon Private Limited (PAN-AADCN8876B), CIN No. U7010UP2012PTC048700, its registered Office -IIInd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow- 226010, through its Authorised Signatory Sushil Dutt Mishra son of Mr. Kedar Nath Mishra

श्री बाबू लाल





THIS DEED OF SALE is executed this the **30th** day of **January 2021**

by

Mr. Babu Lal son of Mr. Jagannath resident of- Village Jaitikheda, Sarojini Nagar, District- Lucknow, (hereinafter referred to as the "**Seller**") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.

In favour of

Neptune Infracon Private Limited (PAN-AADCN8876B), CIN No. U7010UP2012PTC048700, its registered Office – IIInd Floor, Eldeco Corporate Chamber-I, Vibhuti Khand, Gomti Nagar, Lucknow-226010, through its Authorised Signatory **Sushil Dutt Mishra son of Mr. Kedar Nath Mishra** (hereinafter referred to as the "**Purchaser**") which expression, unless repugnant to the context, shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.

AND WHEREAS the Seller are the absolute owner in possession with transferable rights in relation to the Agriculture Land Khasra 293sa area 0.031 Hectare out of total area 0.5060 Hectare situated at Village – Jaitikhera, Pargana- Bijnore, Tehsil- Sarojini Nagar, Lucknow, as mentioned above (hereinafter referred to as the said "**Property**"); The name of Seller has been recorded in the revenue records.

AND WHEREAS the Seller have assured the Purchaser that they have good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Seller in favour of the Purchaser and that the name of the Seller are already mutated in the revenue

01/01/21





records, available with the appropriate regulatory authorities;

AND WHEREAS the Seller is in need of money for his personal use and therefore, is desirous to transfer by way of sale, his share, ownership, rights, and all interests in the property;

AND WHEREAS Since The Seller belongs to schedule caste so seller had applied for permission for sale of the said property in favour of purchaser and as per Computerized Case no. D202110460000196 the seller has got permission to sale the said property in favour of purchaser vide order dated 27.01.2021 passed by Additional District Magistrate (Administration), Lucknow.

AND WHEREAS the Purchaser is willing to buy the Property from the Seller, and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all his rights in the said Property for a total sale consideration of **Rs. 7,96,500/- (Rupees Seven Lac Ninety Six Thousand Five Hundred Only);**

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of **Rs. 7,96,500/- (Rupees Seven Lac Ninety Six Thousand Five Hundred Only);** which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale.

NOW THIS DEED OF SALE WITNESETH AS UNDER:-

- 1- That in consideration of the said sum **Rs. 7,96,500/- (Rupees Seven Lac Ninety Six Thousand Five Hundred Only);** paid by the

अतः सित





Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the full share of **Agriculture Land Khasra 293sa area 0.031 Hectare out of total area 0.5060 Hectare situated at Village - Jaitikhera, Pargana- Bijnore, Tehsil- Sarojini Nagar, Lucknow,** the property more fully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

- 2- That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Seller hereby declares and have assured the Purchaser that they are the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.
4. That the Seller have further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of

०१/५/८८





execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Seller, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.
6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Seller and all persons claiming under them do hereby further agree with the Purchaser that at

07/07/21





all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, there are no trees on the said land and there are no wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property is not situated at any segment road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed is situated beyond the Municipal Limits.

The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description

01/02/2014



13



whatsoever in respect of the property hereby transferred to the Purchaser.

That the total area of the premises transferred under this deed is 0.031 Hectare. There is no residential activity in the radius of 200mtr of the said land. Land is not situated at Link Road or any segment road. The Circle rate for agricultural land is fixed as Rs. 30,00,000/-. Market Value of sold land comes to Rs. 93,000/-. The sale consideration is Rs. 7,96,500/-, the stamp duty of Rs. 56,000/- has been paid by the Purchaser vide e-Stamp Certificate No. IN-UP028354647227696T Dated 29.01.2021 on sale consideration.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture Land Khasra 293sa area 0.031 Hectare out of total area 0.5060 Hectare situated at Village -Jaitikhera, Pargana- Bijnore, Tehsil- Sarojini Nagar, Lucknow

BOUNDARIES OF LAND KHASRA NO. 293sa

East : Part of Khasra No. 293sa

West : Khasra No.142 &Part of Khasra No. 293sa

North: Khasra No. 142

South: Part of Khasra No. 293sa

SCHEDULE OF PAYMENT

1-Seller has received of Rs. 7,96,500/- vide DD No. 507469, ICICI Bank, dated-29.01.2021. from purchaser.

Thus the Seller have received total sale consideration **Rs.7,96,000/- (Rupees Seven Lac Ninety Six Thousand Only)** from the Purchaser and nothing

प्राप्त किया



आवेदन सं०: 202101041004779

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3760

वर्ष: 2021

प्रतिफल- 796500 स्टाम्प शुल्क- 56000 बाजारी मूल्य - 93000 पंजीकरण शुल्क - 7970 प्रतिलिपिकरण शुल्क - 60 योग : 8030

श्री नेपचुन इन्फ्राकॉन प्राइवेट लिमिटेड द्वारा
सुशील दत्त मिश्रा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री केदार नाथ मिश्रा
व्यवसाय : नौकरी

निवासी: दूसरा तल , एलडिको कॉर्पोरेट चैम्बर-1, विभूति खंड, गोमती नगर, लखनऊ



श्री. नेपचुन इन्फ्राकॉन प्राइवेट लिमिटेड द्वारा

सुशील दत्त मिश्रा अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 30/01/2021

एवं 02:40:31 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक :सरोजनीनगर

लखनऊ

30/01/2021

ओम प्रताप सिंह

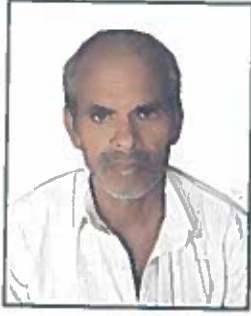
निबंधक लिपिक



remains to be paid by the Purchaser to the Seller.

IN WITNESS WHEREOF, we the above named Seller and Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES:-



1. *श्री नारायण*
(Shri Narayan)
S/o Hira Lal
R/o Ratoli, Jaitikhera
Lucknow
7388888411, Agriculture



2. *Mohit*
(Mohit Bhatia son of
Mr. Ved praksh Bhatia)
resident of- Vibhuti Khand
Gomti Nagar Lucknow
05224039999, Job

विक्रेता
SELLER

Cont No. 6391394741

खरीदार
PURCHASER

Cont No. 05224039999

Drafted & Typed by:

(Signature)
(Surya Prakash Singh)
Advocate
Cont No. 9125401320

आवेदन सं०: 202101041004779

बही सं०: 1

रजिस्ट्रेशन सं०: 3760

वर्ष: 2021

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री बाबू लाल, पुत्र श्री जगन्नाथ

निवासी: ग्राम जैतीखेड़ा, सरोजिनी नगर, लखनऊ

व्यवसाय: कृषि

क्रेता: 1

बाबू लाल



श्री नेपचुन इन्फ्राकॉन प्राइवेट लिमिटेड के द्वारा सुशील दत्त
मिश्रा, पुत्र श्री केदार नाथ मिश्रा

निवासी: दूसरा तल, एलडिको कॉर्पोरेट चैम्बर-1, विभूति खंड,
गोमती नगर, लखनऊ

व्यवसाय: नौकरी

नेपचुन



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री नारायण, पुत्र श्री हीरा लाल

निवासी: रतौली, जैतीखेड़ा, लखनऊ

व्यवसाय: कृषि

पहचानकर्ता: 2

श्री नारायण



श्री मोहित भाटिया, पुत्र श्री वेद प्रकाश भाटिया

निवासी: विभूति खंड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी

मोहित



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विनीत दीक्षित (प्रभारी)

उप निबंधक: सरोजनीनगर

लखनऊ

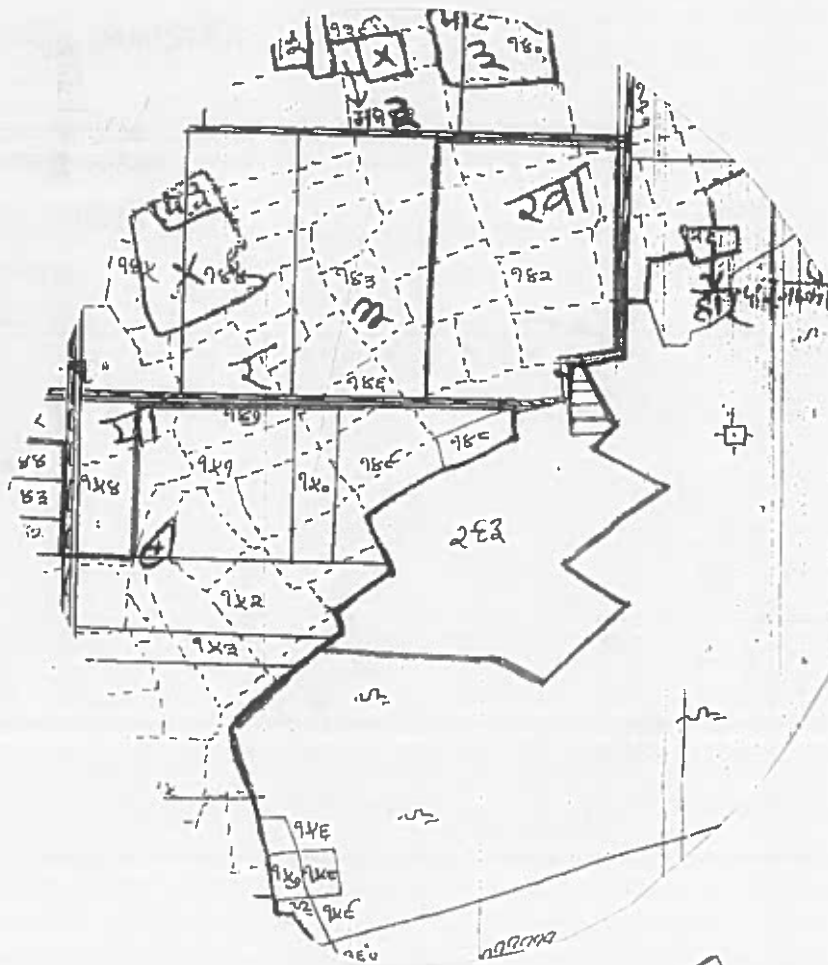
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।

टिप्पणी:

ओम प्रताप सिंह
निबंधक लिपिक

Khata No- 29359,
Village - Jaitikhera,

Sold Area - 0.031 Hectare,
Pargana. Bijnore, District - Lucknow



पिकेला

आबु लाल

कुला

आवेदन सं०: 202101041004779

बही संख्या 1 जिल्द संख्या 5914 के पृष्ठ 389 से 408 तक क्रमांक
3760 पर दिनांक 30/01/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


विनीत दीक्षित (प्रभारी)

उप निबंधक : सरोजनीनगर

लखनऊ

30/01/2021





मण्डल:- लखनऊ, जनपद:- लखनऊ
न्यायालय अपर जिलाधिकारी, प्रशासन

वाद संख्या:- 00196/2021

बाबू लाल बनाम सरकार
कंप्यूटरीकृत वाद संख्या :- D202110460000196
अंतर्गत धारा:- 98(1), उत्तर प्रदेश राजस्व संहिता - 2006
आदेश तिथि:- 27/01/2021

अंतिम आदेश

आवेदक बाबू लाल पुत्र जगन्नाथ निवासी जैतीखेडा सरोजनीनगर जिला लखनऊ द्वारा ईलाज हेतु धन की आवश्यकता होने के कारण अपनी प्रश्रुत भूमि अनुसूचित जाति से भिन्न व्यक्ति को भूमि विक्रय करने का अनुमति प्रार्थना पत्र उ०प्र० राजस्व संहिता की धारा-98(1) के अंतर्गत प्रस्तुत किया गया है। उप जिलाधिकारी सरोजनीनगर लखनऊ से संस्तुति सहित प्राप्त आख्या के क्रम में आवेदक उपरोक्त को ग्राम जैतीखेडा परगना बिजनौर तहसील सरोजनीनगर जिला लखनऊ स्थित गाटा संख्या 293 सं रकबा 0.5060 हे० में से रकबा 0.031 हे० की भूमि को अनुसूचित जाति से भिन्न व्यक्ति नैटयून इन्फ्राकान प्रा० लि० लखनऊ निदेशक सुशील दत्त मिश्रा निवासी प्लाट संख्या-टी०सी०/६०-वी, द्वितीय फ्लोर एल्लिको कारपोरेट चैम्बर-१, विभूति खण्ड गोमती नगर लखनऊ के पक्ष में विक्रय की अनुमति शर्तों के अधीन प्रदान की जाती है। विक्रय के पश्चात् विक्रेता के पास कोई भूमि शेष नहीं रह जायेगी।

- 1- विक्रीत भूमि के स्वत्व/कब्जे के सम्बन्ध में यदि कोई वाद/स्थगन है तो वह प्रभावी रहेगा, यदि कोई तथ्य छिपाकर अनुमति हेतु प्रार्थना पत्र प्रस्तुत किया गया है, यह संज्ञान में आता है तो तत्काल में यह अनुमति स्वतः निरस्त समझी जायेगी और आवेदक एवं क्रेता के विरुद्ध विधि के अनुरूप सुसंगत कार्यवाही की जायेगी।
 - 2- आवेदक द्वारा बीमारी से सम्बन्धित प्रस्तुत प्रार्थना पत्र के सम्बन्ध में यदि कोई प्रतिकूल तथ्य पाये जाते हैं तो इसका उत्तरदायित्व स्वयं आवेदक का होगा और यह अनुमति स्वतः निरस्त समझी जायेगी।
 - 3- उ०प्र० राजस्व संहिता नियमावली 2006 के नियम-99 के प्रस्तर-8(ध) में उल्लिखित है कि जहाँ विक्रय द्वारा अन्तरण के लिए अनुज्ञा की मांग की जा रही है, भूमि के अन्तरण हेतु प्रस्तावित भूमि का कलेक्टर द्वारा नियत सर्किल दर के अनुसार आगणित रकम से कम भुगतान न करना होगा।, विक्रेता को मूल्य देयता के सम्बन्ध में साक्ष्य स्वरूप विक्रय विलेख निष्पादन के एक सप्ताह के अन्दर विक्रय विलेख की एक प्रति कार्यालय/न्यायालय में अनिवार्यतः प्रस्तुत करनी होगी अन्यथा विक्रय अनुमति निरस्त समझी जायेगी, विक्रय विलेख तथा अन्तरण शून्य माना जायेगा और तदनुसार उ०प्र० राजस्व संहिता में दिये गये प्राविधानों के परिपेक्ष्य में अग्रेतर विधिक कार्यवाही सुनिश्चित की जायेगी।
 - 4- उक्त विक्रय अनुमति निर्गत तिथि से दो माह तक अनुमन्य होगी। क्रेता अपनी सुविधा अनुसार दो माह के अन्दर बैनामा करा सकता है।
 - 5- क्रेता द्वारा विक्रेता को विक्रय धनराशि भारत सरकार के निर्देशों के अनुसार भुगतान की दशा में ही विक्रय अनुमति मान्य होगी अन्यथा अनुमति स्वतः निरस्त समझी जायेगी।
 - 6- विक्रय की जा रही भूमि यदि पट्टे द्वारा प्राप्त की गयी है और असंक्रमणीय श्रेणी संक्रमणीय में परिवर्तित हो चुकी है तो विक्रेता इस भूमि के उपरान्त उत्तर प्रदेश राजस्व संहिता 2006 के धारा-76(ड)(4) में दी गयी व्यवस्था के अन्तर्गत ग्राम सभा या राज्य सरकार में निहित किसी भूमि के या उत्तर प्रदेश अधिकतम जोत सीमारोपण अधिनियम, 1960 में यथापरिभाषित अतिरिक्त भूमि के पट्टे के लिए पात्र नहीं रह जायेगा।
- इस आदेश की प्रति प्रस्तावित क्रेता व विक्रेता एवं सम्बन्धित उपनिबन्धक व सम्बन्धित तहसीलदार को आवश्यक कार्यवाही हेतु प्रेषित की जाये। तत्पश्चात् पत्रावली दाखिल दफ्तर हो।



आज दिनांक 27-01-2021 को खुले न्यायालय में प्रस्तुत आदेश हस्ताक्षरित एवं उद्घोषित किया गया।

(अमर पाल सिंह)

अपर कलेक्टर (प्रशासन)

लखनऊ।

(अमर पाल सिंह)

अपर कलेक्टर (प्रशासन)

लखनऊ।

